



Meeting agenda June 28, 2021

1. Call to order
2. Approval of minutes: 05/24/2021
3. Brief statement about rules and procedures
4. Variance request application #VA 21-008: Property owner Denise Surratt is requesting a variance from the 25' setback requirement from the right-of-way to permit a mobile home at 203 Newport Rd, Seneca, SC 29678 (Tax ID# 292-00-03-013).
5. Variance request application #VA 21-009: Fant Reichert & Fogleman, Inc. is requesting a variance from the 25' setback requirement from the right-of-way to permit underground storage tanks and light poles at 1631 Sandifer Blvd. Seneca, SC 29678 (Tax ID# 222-00-02-012).
6. Adjourn

Oconee County Board of Zoning Appeals

When & Where

6PM

Monday, June 28, 2021

Council Chambers

415 South Pine Street

Walhalla, S.C.

YouTube: "YourOconee"

Staff contact

846-638-4218

planninginfo@oconeesc.com

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

Minutes

6:00 PM – May 24, 2021

Members in Attendance

Jim Codner
John Eagar
Bill Gilster
Bill Decker
Gwen Fowler
Marty McKee

Staff

Vivian Kompier, Secretary

Media

None

ITEM 1- Call to Order

Mr. Codner called the meeting to order.

ITEM 2- Approval of minutes of April 26, 2021 meeting – Mr. Eagar made a motion to accept the minutes, seconded by Mr. Mr. Gilster. Approved 6/0.

ITEM 3- Brief statement about rules and procedures

Mr. Codner outlined the proceedings of the meeting going forward.

- Applicant will provide a presentation about the needs for the variance for 5-minutes with the chairman having the unilateral ability to grant more time as needed.
- Staff will address any additional issues
- Citizen comment- 5-minutes each – People speaking in favor of the development first, then people speaking against.
- Unsworn public comment (3 minutes)
- Applicant rebuttal
- Board member questions
- Voting

ITEM 4- Variance request application #VA 21-007: Spectrum Builders - Ken Palmer -Contractor is requesting 9' variance from the required 10' setback line to permit a deck for a home at 241 Inlet Point Road, Fair Play 29643 (Tax ID# 341-01-01-017).

Applicant's opening statement and provision of evidence:

Mr. Palmer stated that he is the second builder on this project. The new site plan was presented to the Board. The new proposed variance is 4'7". The original plan that the other builder gave them only had a 3-foot walkway between the two decks on the rear. When the other builder told the property owner that he couldn't do it and bowed out. This is when Mr. Palmer was hired to do the job. Mr. Palmer then realized that there was only a 3-foot deck and told the property owners that it isn't going to work. Mr. Palmer wasn't aware of the 10' setback and he continued building into the setback.

Mr. Codner questioned the placement of the deck as of his inspection on Saturday. Mr. Palmer explained that he continued to build the deck in case the Board approves the variance, if not he can just cut it off.

Mr. Gilster questioned the math.

Mr. McKee questioned where the US Army Corp of Engineers. line is. Mr. Codner clarified that the US Army Corp of Engineers. line is the same as the property line. Mr. Codner also asked how big of a deck will there be if they didn't do into the setback. Mr. Palmer said 3 feet because the house was pushed back as far as it could go. Mr. Eagar pointed out that there would be a walkway between the two decks, and Mr. Palmer agreed. Mr. Codner questioned staff about the County setback. Ms Kompier said that there is 10' setback on this property. Mr. Codner mentioned that they were not concerned about the covenants and restrictions just the county setback.

Public comment-time:

Mr. Codner then opened up the public comment portion of the meeting.

Mr. Brabender got up and spoke. Mr. Brabender said that he is the property owner next to this property. Mr. Brabender thank Ms. Kompier for making the phone call to the builder to ask them to stop building in the setback. Mr. Babender just wants to preserve the value of his home along with sight lines and the livability of their property. Mr. Brabender was given the first right of refusal to purchase this property, but when he researched County and DHEC regulations he chose only to purchase 6', which has been resurveyed and deed over to him. Mr. Brabender spoke with the previous builder, Tommy Hood, to be sure that he is keeping within the setback lines and Mr. Hood assured him he was. Mr. Brabender believes that this variance would not be fair to them. Mr. Brabender said that his home is on the US Army Corp of Engineers. line, it was build 30+ years ago and has no idea what the rules were back then he was told that if his house burns down he would have to rebuild with the setbacks. Mr. Brabender is concerned about the stairs from the garage coming onto his property.

Mt. Eagar asked what is their specific objection to the applicant's request? Mr. Brabender said that the home doesn't match up with the community and that he did not buy the lot because he was told that there would be nothing built in the setback.

Applicant rebuttal: Mr. & Mrs. Bristow (property owners) said that they moved here from Maryland about 2 years ago and wanted to build their dream/forever home Mr. Bristow said that they found their builder through their Realtor. Mr. Bristow mentioned that they know nothing about building a home and put all their faith into the builder and it was a mistake. They had many issues with the builder and got a new builder. The property owners state that they just didn't know that they were not building according to the ordinance.

Mr. McKee questioned the septic tank. Mr. Palmer said that the septic tank was installed before the new builder was hired. Discussion followed in regards to the SCDHEC permit in regards to the septic system.

Mr. Gilster asked what your primary argument for wanting the Board to grant the variance. Mr. Bristow was hoping that they would grant it because it would make it a more usable deck. Mrs. Bristow mentioned that they were told they could do it and were trying to work it out to make it happen and they don't understand how things work here.

There **are** extraordinary and exceptional conditions pertaining to the particular piece of property;

- a) Motion – Mr. Eagar made a motion, seconded by Mr. Decker.
- b) Vote

In-favor	Opposed
0	6

Mr. Codner noted that the criterion failed.

1. These conditions **do not** generally apply to other property in the vicinity;

- a) Motion - Mr. Eagar made a motion, seconded by Mr. Decker.
- b) Vote

In-favor	Opposed
0	6

Mr. Codner noted that the criterion failed.

2. Because of these conditions, the application of this chapter to the particular piece of property **would** effectively prohibit or unreasonably restrict the utilization of the property; and

- a) Motion - Mr. Eagar made a motion, seconded by Mr. Decker.
Discussion regarding the criterion continued.

- b) Vote

In-favor	Opposed
0	6

Mr. Codner noted that the criterion failed.

3. The authorization of a variance **will not** be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance.

- a) Motion - Mr. Eagar made a motion, seconded by Mr. Decker.
- b) Vote

In-favor	Opposed
0	6

Mr. Codner noted that the criterion failed.

Mr. Codner asked - Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Denied**.

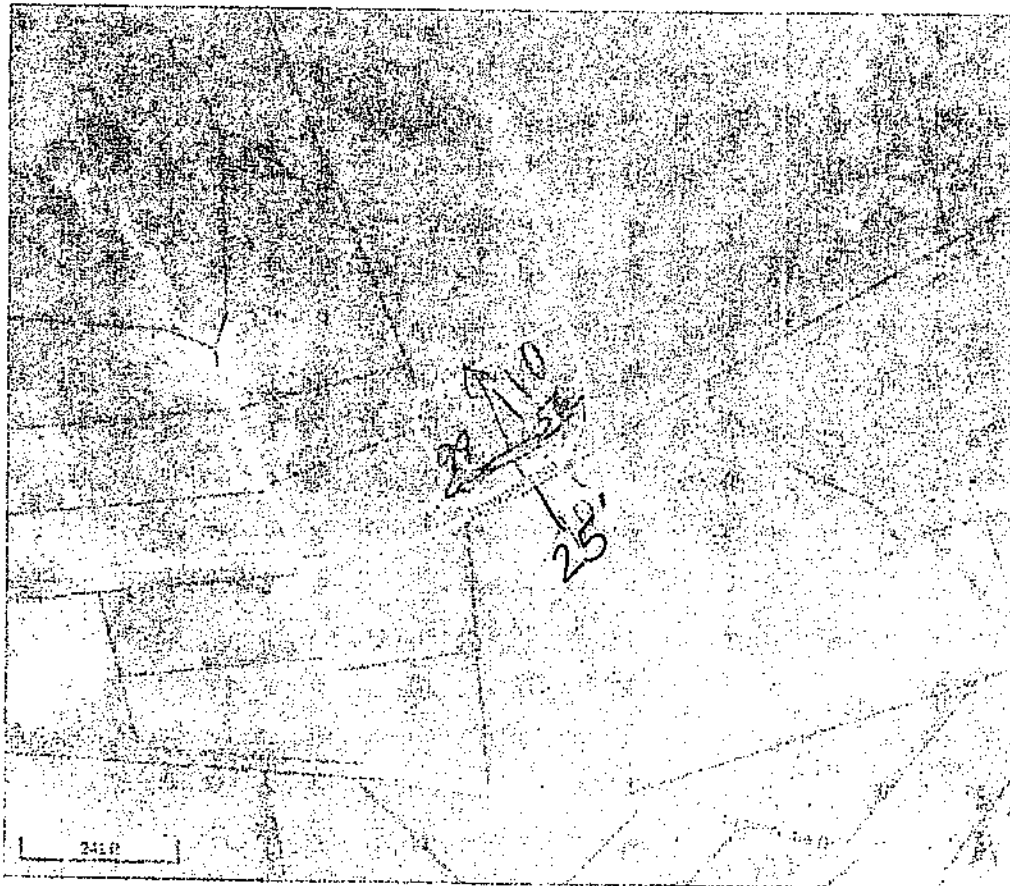
- a. Motion - Mr. Eagar made a motion, seconded by Mr. Decker.
- b. Vote

In-favor	Opposed
0	6

Mr. Codner noted that the criterion was denied.

ITEM 10- Adjourn – The meeting was adjourned by a unanimous vote at 6:43pm.

Variance request application #VA 21-008: Property owner Denise Surratt is requesting a variance from the 25' setback requirement from the right-of-way to permit a mobile home at 203 Newport Rd, Seneca, SC 29678 (Tax ID# 292-00-03-013).



Overview

Legend

- Parcels
- Landmark
- Roads

Parcel ID	292-00-03	Alternate #210	Owner	PERFORMANCE	Lot # Sales			
	013	ID	Address	MARKETING SYSTEMS INC	Date	Price	Reason	Quant
Sec/Twp/Rng	n/a	Class		203 BRADLEY ST	5-19-2009	0	Other	0
Property	CLOVERDALE			CLEMSON, SC 296110000			Valid	
Address	RD	Acreage			4-13-1997	0	Valid Assesment	0
							length=16	
							width=	
District	012							
Brief	TRACTS B & C (1137 AC)							
Tax Description	Map Plat 8 6 157 Map Plat 8 6 157							

Date created: 4/16/2019
 Last Data Uploaded: 4/13/2019 10:05 AM
 Generated by: [unclear]



Doc ID: 005605300002 Type: DEE

BK 2550 PG 276-277

STATE OF SOUTH CAROLINA)

DEED

COUNTY OF OCONEE)

KNOW ALL MEN BY THESE PRESENTS, that

PERFORMANCE MARKETING SYSTEMS, INC.

In consideration of **Fifty-five Thousand and no/00 (\$55,000.00) Dollars** the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release the below described property unto:

DENISE SURRETT
her heirs and assigns forever

All that certain piece, parcel or lots of land situate lying and being the State of South Carolina, County of Oconee, being shown and designated as Lot 25 and Lot 26 on a plat of Cloverdale Farms, Phase III prepared by Gregory Blake Sosebee PLS #14918 recorded October 12, 2006 in Plat Book B 169 at Page 4, records of Oconee County, said plat being incorporated herein by metes and bounds description.

This is a portion of the property conveyed to Grantor by Deed of Rodney D. Burns dated June 25, 1999 and recorded June 28, 1999 in Deed Book 1038 at Page 80, records of Oconee County, South Carolina.

A 2000 Horton Mobile Home is included as a part of this sale.

TMS: 292-00-03-013
292-00-03-068

The Grantee's Address is: 203 Newport Road
Seneca, SC 29678

GNN: Cannon & Cannon
PO Box 629
Clemson SC 29633

\$1500

11600

FILED OCONEE COUNTY, SC
AWA K. DANSON
REGISTER OF DEEDS
2020 MAR -5 P 1:04

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAP 292 SUB 02 BLK 03 PARC 013, 068
ON OCONEE COUNTY TAX MAPS
Th. B. P.
OCONEE COUNTY ASSESSOR

Cjus
MAR 06 2020

Auditor, Oconee County S.C.

OCONEE COUNTY
STATE TAX 143⁰⁰
COUNTY TAX 60⁵⁰
EXEMPT _____


TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee, and the grantee's heirs or successors and assigns, forever. And, the grantor does hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 3rd day of March, 2020.

SIGNED, sealed and delivered in the presence of:


Witness

Performance Marketing Systems, Inc
BY: Louis Stone (SEAL)
Louis Stone, It's President



Witness

STATE OF SOUTH CAROLINA)
:
COUNTY OF OCONEE)

ACKNOWLEDGEMENT

I am a Notary Public for South Carolina, and I do hereby certify that Louis Stone, President of Performance Marketing Systems, Inc. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 3rd day of March, 2020


CORINNE B. CANNON (L.S.)
Notary Public for South Carolina
My Commission Expires: 3/15/22

OCONEE COUNTY

Mobile Home Setup Permit

CALL (864) 718-1005 TO SCHEDULE INSPECTION 7:30 AM-4:30 PM. CALL THE BUSINESS DAY BEFORE 4:30 PM

CERTIFICATE OF OCCUPANCY

This Certificate issued pursuant to the requirements of Section R110 of the 2015 International Residential Code for One- and Two-family Dwellings (residential), certifying that at the time of issuance this structure was in compliance with the various County Ordinances regulating building construction or use.

Permit #:	BMH19-000118	Issue Date:	04/17/2019
Job Address:	203 Newport Rd	Expiration Date:	10/30/2019
Contractor:	[27002bname]	Parcel ID:	292-00-03-013
Property Owner:	PERFORMANCE MARKETING SYS INC	Zoning:	Control Free District
Renter/Leasee:			
Manufactured Home Details			
Manufacturer:	HORTON	VIN/Serial #:	H210317G
Year:	2000	Model:	MIRAG
Size:	16x76	Color:	WHITE
Current Decal #	25541	Past Decal #	20658
Decal Permit or Moving Permit Information			
Current Address:	9900 CLEMSON BLVD SENECA, SC 29678	Off the Lot:	Yes
Sellers Name:	W&W HOUSING CENTER-MARSHALL SANDERS AND CONNIE COB	Tax Map #:	LOT
Future Location:		Future Tax Map #:	292-00-03-013
Physical Address:	203 NEWPORT RD SENECA, SC 29678	Mailing Address:	[PermitBM:::5001:::28211]
MH Buyers Name:	LOUIE STONE	Buyers Address:	105 BRADLEY ST CLEMSON, SC 29631

Nature of work: set up and decal 25541



04/30/2019

Scott Carroll
Building Official

Date of Certificate

Invalid Query/StoredProcedure



STATE OF SOUTH CAROLINA
CERTIFICATE OF TITLE
 OF A VEHICLE

VEHICLE ID NUMBER H210317G	YEAR 2000	MAKE HORT	MODEL MRAG	NEW/USED USED
BODY STYLE MBH	DATE 05/26/2005	ODOMETER 0	WEIGHT 0	TITLE NUMBER 770370143452545 C

VEHICLE BRAND(S)
 EXEMPT

FULL NAME OF OWNER(S) CUSTOMER NUMBER: 25403900
 SANDERS, MARSHALL LEE AND
 COBB, CONNIE LOU
 208 WATSEEDGE RD
 SENECA SC 296786141

THE SOUTH CAROLINA DEPARTMENT OF MOTOR VEHICLES HEREBY CERTIFIES THAT THE PERSON HEREIN IS REGISTERED BY THIS DEPARTMENT AS THE LAWFUL OWNER OF THE VEHICLE DESCRIBED SUBJECT TO THE LIENS, IF ANY, HEREIN SET FORTH.

MARCIA S. ADAMS
 EXECUTIVE DIRECTOR

MARK SANFORD
 GOVERNOR

KEEP IN A SAFE PLACE - ANY ALTERATION OR ERASURE VOIDS THIS TITLE

36411601

SOUTH CAROLINA DEPARTMENT OF PUBLIC SAFETY

ASSIGNMENT OF A VEHICLE

Federal and State law requires that you state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. NOTICE: ANY ALTERATION OR ERASURE VOID THE ASSIGNMENT. ASSIGNMENT(S) MUST BE MADE IN DARK INK

The undersigned hereby certifies that the title to the vehicle described herein has been transferred on this 2 day of April yr. 2019 to: Louis H Stone 105 Bradley St Clemson SC 29631 and is subject to the following lien.

Name of Lienholder Address Date of Lien

I certify to the best of my knowledge that the odometer reading is the ACTUAL mileage of the vehicle unless one of the following statements is checked: (STOP) DO NOT check one of the following unless it applies.

- 1. The mileage stated is in excess of its mechanical limits.
2. The odometer reading is not the ACTUAL mileage
WARNING: ODOMETER DISCREPANCY

Table with 2 columns: Field, Value. Fields include Date of Sale, Sale Price, Less Trade-in, Taxable Total.

I am aware of the above odometer certification made by the seller(s). Signature(s) of Buyer(s) Louis H Stone Signature(s) of Seller(s) Marshall Lee Scales, Connie Lou Hand Print Name of Buyer(s) LOUIS H STONE Hand Print Name(s) of Seller(s) Marshall Lee Scales, Connie Lou Address 105 Bradley St, Clemson, SC 29631

ASSIGNMENT BY DEALER/WHOLESALE/AUCTION

The undersigned hereby certifies that the title to the vehicle described herein has been transferred on this ___ day of ___ Yr. ___ to: Name Street City State Zip Code and is subject to the following lien.

Name of Lienholder Address Date of Lien

I certify to the best of my knowledge that the odometer reading is the ACTUAL mileage of the vehicle unless one of the following statements is checked: (STOP) DO NOT check one of the following unless it applies.

- 1. The mileage stated is in excess of its mechanical limits.
2. The odometer reading is not the ACTUAL mileage
WARNING: ODOMETER DISCREPANCY

Dealer/Wholesaler/Auction's License Number

I am aware of the above odometer certification made by the seller(s). Signature(s) of Buyer(s) Hand Print Name of Buyer(s) Signature(s) of Seller(s) Hand Print Name(s) of Seller(s) Address

ASSIGNMENT BY DEALER/WHOLESALE/AUCTION

The undersigned hereby certifies that the title to the vehicle described herein has been transferred on this ___ day of ___ Yr. ___ to: Name Street City State Zip Code and is subject to the following lien.

Name of Lienholder Address Date of Lien

I certify to the best of my knowledge that the odometer reading is the ACTUAL mileage of the vehicle unless one of the following statements is checked: (STOP) DO NOT check one of the following unless it applies.

- 1. The mileage stated is in excess of its mechanical limits.
2. The odometer reading is not the ACTUAL mileage
WARNING: ODOMETER DISCREPANCY

Dealer/Wholesaler/Auction's License Number

I am aware of the above odometer certification made by the seller(s). Signature(s) of Buyer(s) Hand Print Name of Buyer(s) Signature(s) of Seller(s) Hand Print Name(s) of Seller(s) Address

ASSIGNMENT BY DEALER/WHOLESALE/AUCTION

The undersigned hereby certifies that the title to the vehicle described herein has been transferred on this ___ day of ___ Yr. ___ to: Name Street City State Zip Code and is subject to the following lien.

Name of Lienholder Address Date of Lien

I certify to the best of my knowledge that the odometer reading is the ACTUAL mileage of the vehicle unless one of the following statements is checked: (STOP) DO NOT check one of the following unless it applies.

- 1. The mileage stated is in excess of its mechanical limits.
2. The odometer reading is not the ACTUAL mileage
WARNING: ODOMETER DISCREPANCY

Dealer/Wholesaler/Auction's License Number

I am aware of the above odometer certification made by the seller(s). Signature(s) of Buyer(s) Hand Print Name of Buyer(s) Signature(s) of Seller(s) Hand Print Name(s) of Seller(s) Address

NO ADDITIONAL RE-ASSIGNMENT PERMITTED - LAST ASSIGNEE MUST RETITLE BEFORE DISPOSAL



APPROVAL TO OPERATE

Contractor Self-Inspection

File No: 2016 1a 0006

On-site Wastewater System

County: Deane

Name: Lewis Stone

Address: 105 Bradley St

Project Code: 360

Type Facility: House

Clemson

Tax Map: 092-02-630/3

Subdivision: Clowdgate

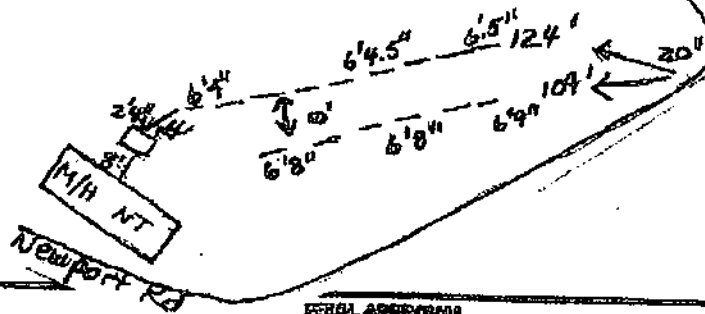
102 Newport Rd Seneca

Water Supply: Public

Block: Lot 25

ACTUAL INSTALLATION

07/19



FERIAL APPROVAL

Installer: Footbills Grading
 Septic Tank Mfg: Inhaberator
 Pump Club Mfg: _____
 Pump Model: _____
 Grasso Trap Mfg: _____
 Appogator: Inhaberator
 Trench Depth (ft): 24"
 System Code: 100
 Well Installed: _____
 Well Dist (ft): _____
 Building Dist (ft): _____
 Property Dist (ft): _____
 Water Dist (ft): _____

Elevation Readings
 Slope: 2' x 4" SIT Dist: 2' x 8" SIT
 Line No. _____
 1 64' x 6' x 4" 2' coverage
 2 109' x 6' x 8" 2' coverage
 GPS Latitude: _____
 Longitude: _____
 Accuracy: _____

Comments: _____

Contractor Printed Name: Charles Garrt

License #: 37-014

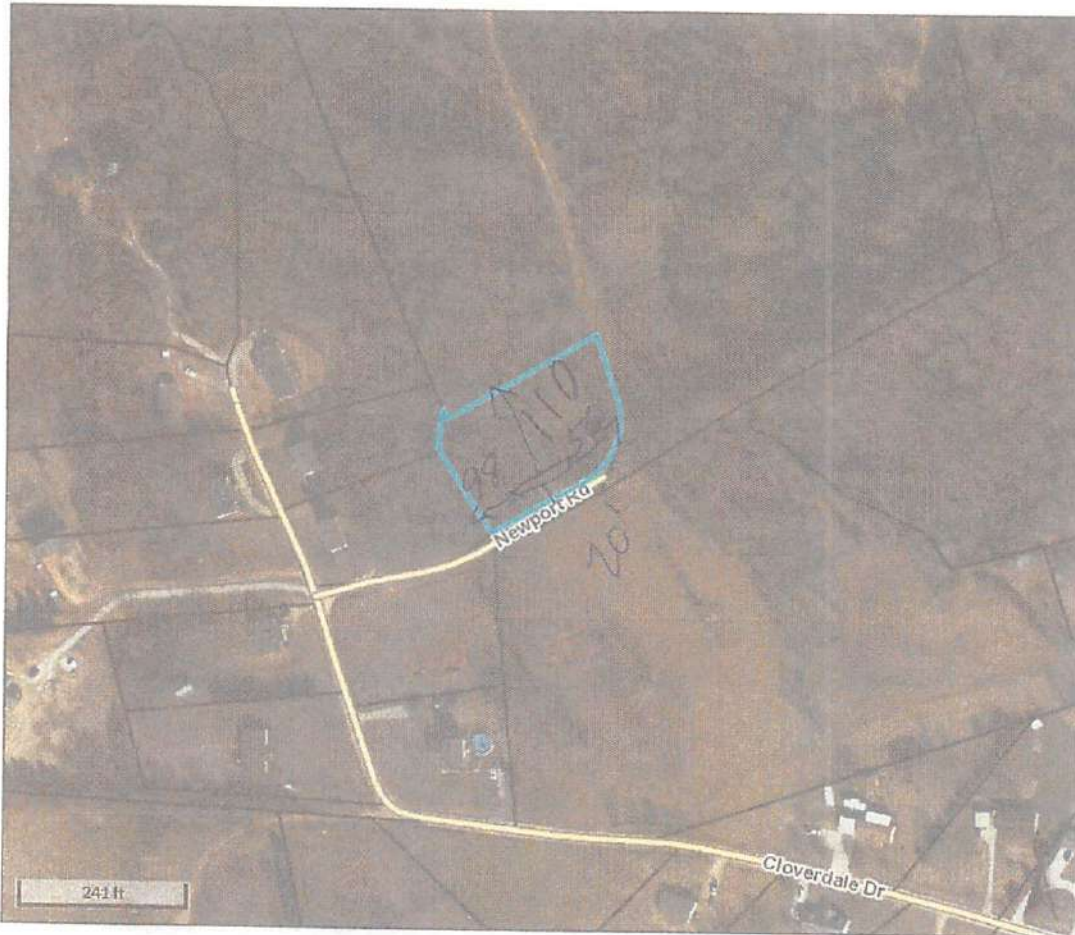
I hereby certify the system was installed in accordance with the approved plans 0612-01-01.

Contractor Signature: Charles Garrt

Date: 8-11-19

APPROVAL BY OWNER TO OPERATE


THIS CERTIFICATE MUST BE CAREFULLY FILED ONLY AND SUBMITTED TO THE LOCAL SANITATION ENGINEER OFFICE BEFORE THE SYSTEM CAN BE PUT INTO OPERATION.



Overview



Legend

-  Parcels
-  Landhook
-  Roads

Parcel ID	292-00-03-013	Alternate ID	39230	Owner Address	PERFORMANCE MARKETING SYS INC 105 BRADLEY ST CLEMSON, SC 296310000	Last 2 Sales		Reason	Qual
Sec/Twp/Rng	n/a	Class	Residential			Date	Price	Other Not Valid	U
Property Address	CLOVERDALE RD	Acreage	Vacant Land 2.137			5/9/2009	0	Valid Arms-length sale tran	U
District	012					4/19/1997	0		
Brief	TRACTS B & C (2.137 AC)								
Tax Description	MapPlatB B169 MapPlatP 4 <i>(Note: Not to be used on legal documents)</i>								

Date created: 4/16/2019
Last Data Uploaded: 4/16/2019 1:07:05 AM

Developed by  Schneider
GEOSPATIAL

OCONEE COUNTY

Mobile Home Moving within County Permit

CALL (864) 718-1005 TO SCHEDULE INSPECTION 7:30 AM-4:30 PM. CALL THE BUSINESS DAY BEFORE 4:30 PM

NOTICE

DO NOT OCCUPY THIS BUILDING UNTIL FINAL INSPECTIONS HAVE BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

Permit #:	BMH19-000035	Issue Date:	02/13/2019
Job Address:	9900 Clemson Blvd	Expiration Date:	08/13/2019
Contractor:	W&W Mobile Home Contractor	Parcel ID:	520-13-05-001
Property Owner:	WRIGHT D EDWARD %W W MOBILE HO MES	Zoning:	Municipality
Renter/Leasee:		Subdivision:	
		Lot:	
Manufactured Home Details			
Manufacturer:	HORT	VIN/Serial #:	H210317G
Year:	2000	Model:	MIRAG
Size:	16*80	Color:	
Current Decal #	20658	Past Decal #	20658
Decal Permit or Moving Permit Information			
Current Address:	208 WATERSEGE RD SENECA, SC 29678	Off the Lot:	No
Sellers Name:	MARSHALL LEE SANDERS & CONNIE LOU COBB	Tax Map #:	304-01-02-016
Future Location:		Future Tax Map #:	520-13-05-001
Physical Address:	9900 CLEMSON BLVD SENECA, SC 29678	Mailing Address:	[PermitBM::5001::28211]
MH Buyers Name:	W&W HOUSING CENTER	Buyers Address:	9900 CLEMSON BLVD SENECA, SC 29678

Nature of work: moving

Inspection Type	Date Approved	Inspector	Comment
-----------------	---------------	-----------	---------

Inspection Cancellation Policy: Inspections may be cancelled any time prior to 7 am the morning of the scheduled inspection by either calling (864-718-1005) the Building Codes office or by leaving a message if after hours. Messages must contain an address or permit number in order to be processed. Cancellations after 7 am will be subject to a mandatory fifty (\$50.00) dollar re-inspection fee.

OCONEE COUNTY TREASURER
 P.O. BOX 429
 WALHALLA, S.C. 29691

OCONEE COUNTY, S.C.

TAX RECEIPT

RECEIPT NUMBER 056268-18-3		PROPERTY VALUATION	TAX LEVY	PROPERTY TAX	LESS EXEMPTION	NET TAX
OCONEE COUNTY		490	221.9	108.73	.00	108.73
CITY OF						
DISTRICT	NO ACRES	NO LOTS	VALUE OF ACRES/LOTS	VALUE OF BUILDINGS	REAL VALUATION	PERSONAL ASSESSMENT
37	.00			490	490	
PAY THIS AMOUNT BY JAN15, 2019						108.73
BREAKDOWN OF HOW YOUR TAX DOLLARS ARE DISTRIBUTED		SCHOOL OPERATIONS	SCHOOL BONDS	COUNTY OPERATIONS	COUNTY BONDS	TRI COUNTY TEC OPERATIONS
		56.50	15.19	34.10	1.47	1.47
						TRI COUNTY TEC BONDS
						.00
						FIRE-DIST
NAME AND ADDRESS OF PROPERTY OWNER(S)						PENALTY
SANDERS MARSHALL & COBB CONNIE 208 WATERSEDGE RD SENECA SC 29678						10.87
						TOTAL PAID
						119.60

RCPT DT 02/13/2019 PAID EL
 ** NOT FOR VEHICLE TAXES ** 2018
 PAID BY W&W MOBILE H

GREGORIE W. NOWELL

MAP# 20658 MOHME
 6%:8140

OCONEE COUNTY TREASURER
 P.O. BOX 429
 WALHALLA, S.C. 29691

OCONEE COUNTY, S.C.

RECEIPT NUMBER 056268-18-3		PROPERTY VALUATION	TAX LEVY	PROPERTY TAX	LESS EXEMPTION	NET TAX
		490	221.9	108.73	.00	108.73
DISTRICT	NO ACRES	NO LOTS	VALUE OF ACRES/LOTS	VALUE OF BUILDINGS	REAL VALUATION	PERSONAL ASSESSMENT
37	.00			490	490	
PAY THIS AMOUNT BY JAN15, 2019						108.73
NAME AND ADDRESS OF PROPERTY OWNER(S)						PENALTY
SANDERS MARSHALL & COBB CONNIE 208 WATERSEDGE RD SENECA SC 29678						10.87
						TOTAL PAID
						119.60

RCPT DT 02/13/2019 PAID EL
 ** NOT FOR VEHICLE TAXES ** 2018
 PAID BY W&W MOBILE H

GREGORIE W. NOWELL

MAP# 20658 MOHME
 6%:8140

Permit Project



File #: 19-000586 ***
 203 Newport Rd Seneca SC 29678
 set up

Permits **Reviews** Inspections Violations Activities Documents Contacts History

EDIT:
File

ADD:
Activity
Address
Alert
Contact
Document
Email
Inspection
Letter
Note
Payment
Permit
Route
Violation

REPORTS:
Custom
Detail
Summary

Route Name	Permit #	Status	Start	Complete	Duration
Mobile Home Permit	BMH19-000118	Approved	04/16/2019	04/17/2019	1 days
Review					
set up and decal 25541					
Activity Type	Department	Assigned To	Status	Due	Complete
Application Check	Community Development	Casey Neal	Approved	04/17/2019	04/16/2019
Review Complete	Community Development	Cynthia Adams	Approved	04/18/2019	04/17/2019
Zoning and Flood Review	Community Development	Adam Chapman	Approved	04/23/2019	04/17/2019

10 to 11:30 AM

Time	Activity	Location	Notes
10:00 AM	Arrival	Room 101	Meeting with...
10:30 AM	Discussion	Room 101	Review of...
11:00 AM	Break	Cafeteria	...
11:30 AM	Departure	Room 101	...



start new search
21-001272 VA21-000008 203 NEWPORT Rd
19-000586 BMH19-000118 203 Newport Rd

- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

Permit Project



File #: 19-000586 ***
203 Newport Rd Seneca SC 29678
set up

- Permits
- Reviews
- Inspections**
- Violations
- Activities
- Documents
- Contacts
- History

EDIT:	Inspection Type	Assigned By	Assigned To	Permit #	Due	Complete	Status	
File	Mobile Home Final	Steven Sobeck	Steven Sobeck	BMH19-000118	04/30/2019	04/30/2019	Pass	
ADD:	Initial items corrected.							
Activity	Mobile Home Initial	Casey Neal	Steven Sobeck	BMH19-000118	04/29/2019	04/29/2019	Fail	
Address	Reinspection							
Alert	E-911 numbers to be posted on the house. Install lighting fixture for front porch. Previous items corrected.							
Contact	Mobile Home Initial	Steven Sobeck	Jake Ramey	BMH19-000118	04/25/2019	04/25/2019	Fail	
Document	Sub panel: Plug or seal unused opening in bottom of sub panel. Exterior: Leak observed on ABS drain pipe at coupling fitting on straight run in center of house. E911 address numbers needed on home. By final: Proper slope or drain/swale needed along front of home to divert water from foundation. OK to complete landings and underpinning. Can check items on final							
Email								
Inspection								
Letter								
Note								
Payment								
Permit								
Route								
Violation								
REPORTS:								
Custom								
Detail								
Summary								

Permit Project



File #: 19-000586 ***
 203 Newport Rd Seneca SC 29678
 set up

Permits Reviews Inspections Violations Activities Documents Contacts History

EDIT: File	Source	File Name	Permit #	Created E	Date Create	Size	
ADD: Activity Address Alert Contact Document Email Inspection Letter Note Payment Permit Route Violation	Email	Residential Permanent Power Approval proval.htm	BMH19-000118	Casey Neal	05/01/2019 12:57 PM	6 KB	
		Residential Permanent Power Approval					
	Email	Residential Permanent Power Approval proval.htm	BMH19-000118	Steven Sobock	04/30/2019 09:15 AM	6 KB	
		Residential Permanent Power Approval					
	Email	Blank Template.htm		Steven Sobock	04/30/2019 09:14 AM	0.58 KB	
		Blank Template					
	Merge document	CO - MH.htm	BMH19-000118	Steven Sobock	04/30/2019 09:14 AM	12 KB	
		CO - MH - BMH19-000118					
	Email	Inspection Report.htm	BMH19-000118	Steven Sobock	04/30/2019 09:13 AM	5 KB	
		Inspection Report					
REPORTS: Custom Detail Summary	Email	Inspection Report.htm	BMH19-000118	Steven Sobock	04/29/2019 11:11 AM	5 KB	
		Inspection Report					
	Photo	94F83206-5BB8-4484-8511-617E-BE3D7529.jpeg	BMH19-000118	Jake Ramey	04/25/2019 03:24 PM	2,053 KB	
		Sub panel					
	Photo	0B5B1D73-6C5F-4B05-9478-32E9F42FE460.jpeg	BMH19-000118	Jake Ramey	04/25/2019 03:24 PM	2,529 KB	
		Opening in panel					
	Photo	7EB0B059-1DE9-4C0E-8700-5683CDFB4915.jpeg	BMH19-000118	Jake Ramey	04/25/2019 03:24 PM	2,374 KB	
		Sub panel					
	Photo	9E61F832-733F-46EB-B4C4-DF8409AD505E.jpeg	BMH19-000118	Jake Ramey	04/25/2019 03:24 PM	1,634 KB	
		ABS leak					
	Photo	F463D417-EDE5-465D-A9DB-ACF1FA0C0125.jpeg	BMH19-000118	Jake Ramey	04/25/2019 03:24 PM	1,928 KB	
		Frame bonding					
	Photo	CA7F267B-B503-496F-9169-71F0946C8835.jpeg	BMH19-000118	Jake Ramey	04/25/2019 03:24 PM	3,859 KB	
		Ground rods					
	Photo	DA9C3DD5-D9C6-4CD5-9CB6-0	BMH19-000118	Jake Ramey	04/25/2019 03:24 PM	2,889 KB	

	D26E1439BC3.jpeg						
	Main disconnect						
Photo	47C45D8A-2005-405B-852B-B5	BMH19-000118	Jake Ramey	04/25/2019 03:2	3,039 KB	  	
	BA3609B876.jpeg						
	Main disconnect						
Photo	A8F24E43-A09C-47E4-90F1-0C	BMH19-000118	Jake Ramey	04/25/2019 03:2	4,895 KB	  	
	1471871180.jpeg						
	Grade issue						
Email	Inspection Report.htm	BMH19-000118	Jake Ramey	04/25/2019 03:1	5 KB	  	
	Inspection Report						
Document	site plan.pdf	BMH19-000118	Cynthia Adams	04/17/2019 01:1	210 KB	 	
	site plan						
Merge document	Permit Card - Mobile Home.htm	BMH19-000118	Cynthia Adams	04/17/2019 01:1	13 KB	  	
t							
	Permit Card - Mobile Home - BMH19-000118						
Merge document	Receipt.htm	BMH19-000118	Cynthia Adams	04/17/2019 01:1	1 KB	  	
t							
	Receipt						
System Email Notification	Your permit application has been received.htm	BMH19-000118	System User	04/16/2019 04:1	3 KB	  	
	Your permit application has been received						
Upload Support Documentati	louie stone codes paperwork 4-16-19.pdf	BMH19-000118	System User	04/16/2019 04:1	6,106 KB	 	
on Here							



start new search
21-001272 VA21-000008 203 NEWPORT Rd
19-000586 BMH19-000118 203 Newport Rd

- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

Permit Project



File #: 19-000586 ***
203 Newport Rd Seneca SC 29678
set up

- Permits
- Reviews
- Inspections
- Violations
- Activities
- Documents
- Contacts
- History

EDIT:
File

View File History: 19-000586

- ADD:
- Activity
- Address
- Alert
- Contact
- Document
- Email
- Inspection
- Letter
- Note
- Payment
- Permit
- Route
- Violation

Type: Building **Status:** Open
Parcel #: 292-00-03-013 **Open Date:** 04/16/2019
Owner Name: PERFORMANCE MARKETING SYS INC **Closed Date:**
Owner Address: 105 BRADLEY ST **Disposition:**
 CLEMSON SC 296310000 **Responsible User:** Scott Carroll
Owner Phone: **How Received:**
Legal Description: **District:**
Approximate Location:
Property Information
Gate Code (if applicable): **Subdivision:**
Lot: 25 **Base Zoning:** Control Free District
Overlay: NONE **District:**
Flood: NO **Fire District:** Friendship, 12

- REPORTS:
- Custom
- Detail
- Summary

Notes

Date	Note Type	Note	Created By
------	-----------	------	------------

File History

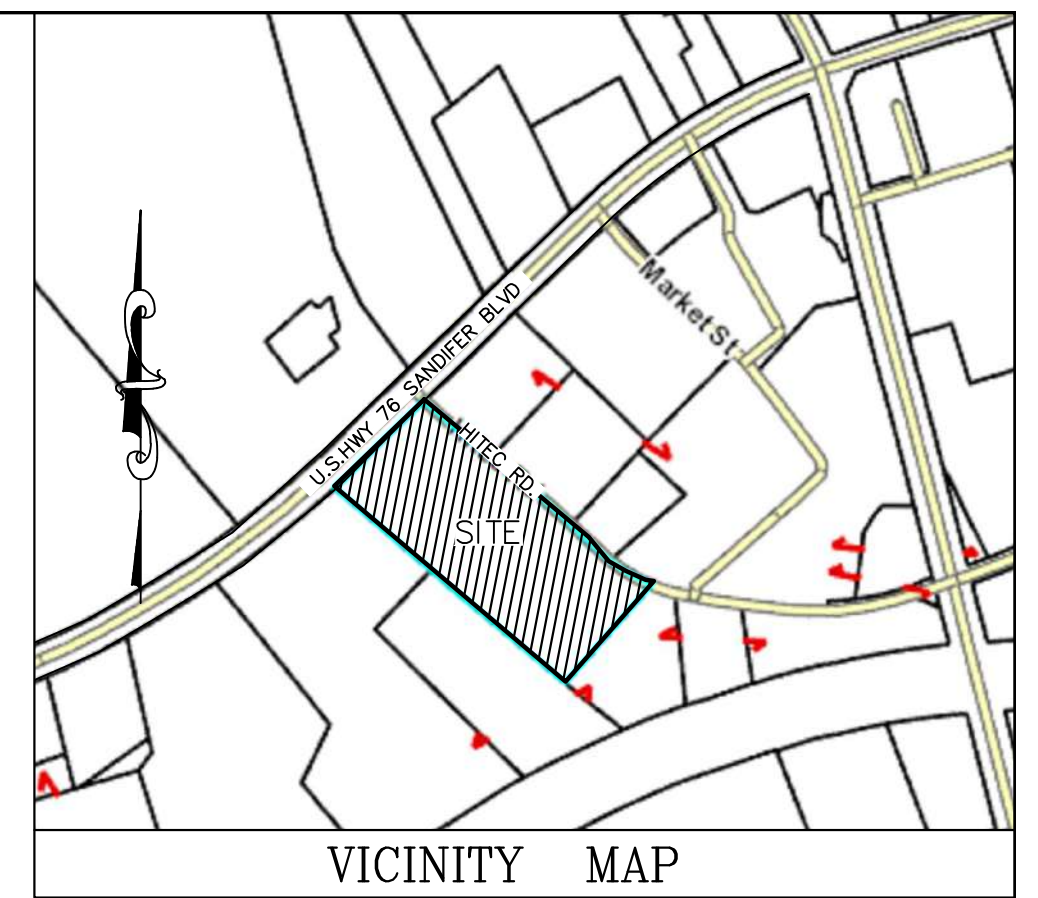
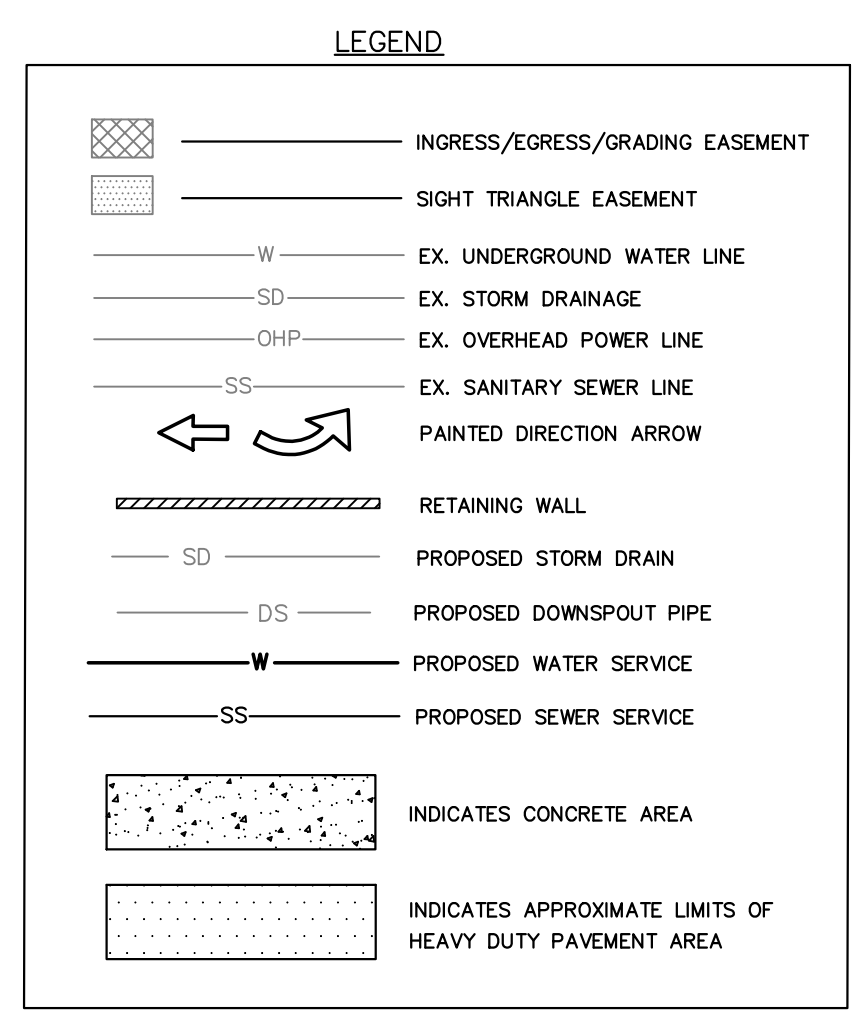
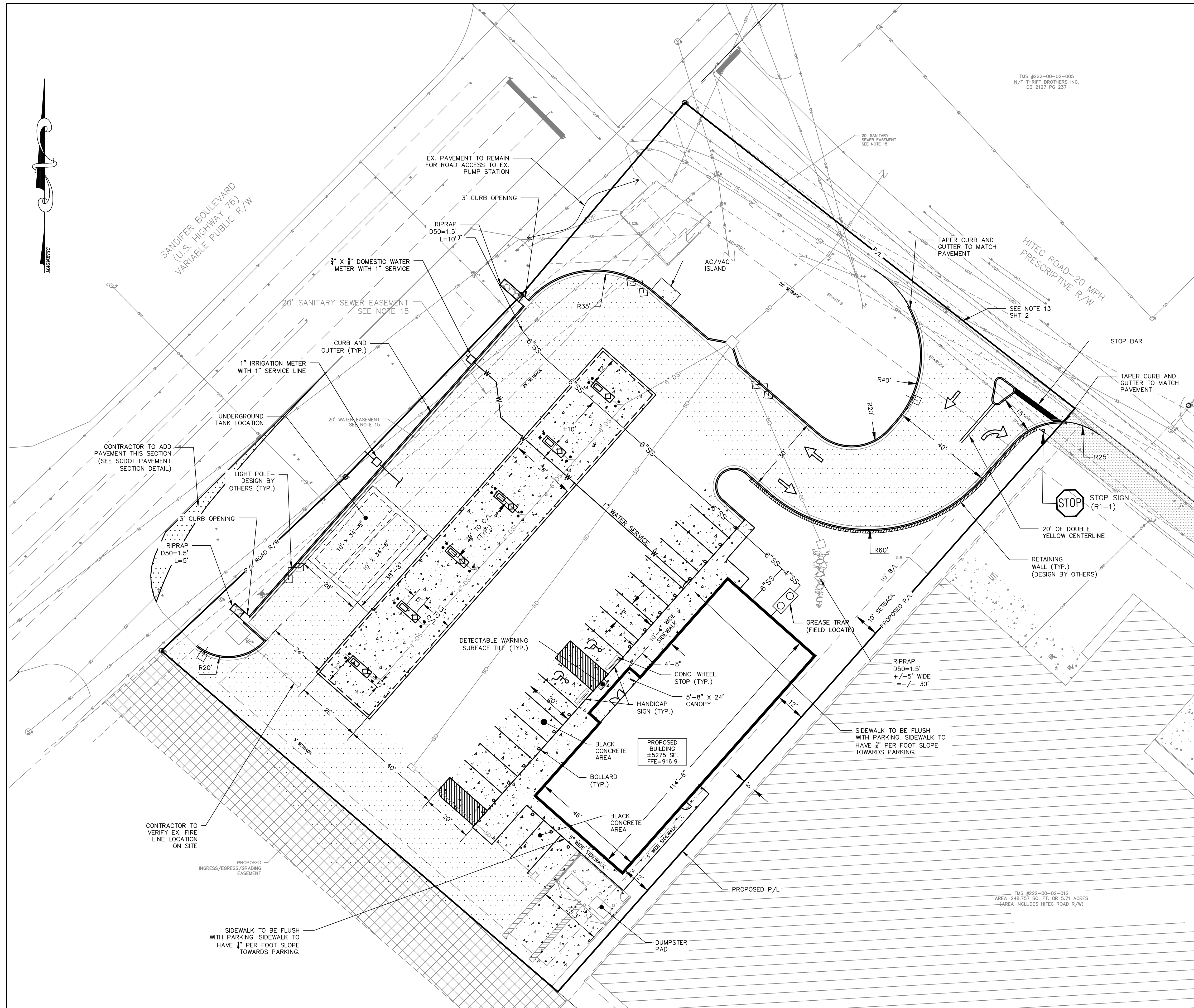
Date	Event	Note	Created By
05/01/2019 12:57 PM	Document Attached	Document "Residential Permanent Power Approval.htm" was attached to the case.	Casey Neal
04/30/2019 09:15 AM	Permit Status Updated	Permit# BMH19-000118 status was changed from Issued to Finaled by Steven Sobeck	Steven Sobeck
04/30/2019 09:15 AM	Document Attached	Document "Residential Permanent Power Approval.htm" was attached to the case.	Steven Sobeck
04/30/2019 09:14 AM	Document Attached	Document "Blank Template.htm" was attached to the case.	Steven Sobeck
04/30/2019 09:14 AM	Document Attached	Document "CO - MH.htm" was attached to the case.	Steven Sobeck
04/30/2019 09:13 AM	Document Attached	Document "Inspection Report.htm" was attached to the case.	Steven Sobeck
04/30/2019 09:11 AM	Mobile Home Final - Activity	A Mobile Home Final activity has been assigned to Steven Sobeck in the Community Development	Steven Sobeck

			department.	
04/29/2019 11:11 AM	Document Attached	Document "Inspection Report.htm" was attached to the case.	Steven Sobeck	
04/29/2019 11:10 AM	Activity Update	Mobile Home Initial Reinspection assigned to Steven Sobeck was completed by Steven Sobeck on 04/29/2019	Steven Sobeck	
04/29/2019 07:57 AM	Mobile Home Initial Reinspection - Activity	Activity Mobile Home Initial Reinspection has been reassigned from Scott Carroll to Steven Sobeck.	Jake Ramey	
04/28/2019 01:38 PM	Mobile Home Initial Reinspection - Activity	A Mobile Home Initial Reinspection activity has been assigned to Scott Carroll in the Community Development department.	Casey Neal	
04/25/2019 03:24 PM	Document Attached	Document "94F83206-5BB8-4484-8511-617EBE3D7529.jpeg" was attached to the case.	Jake Ramey	
04/25/2019 03:24 PM	Document Attached	Document "085B1D73-6C5F-4B05-9478-32E9F42FE460.jpeg" was attached to the case.	Jake Ramey	
04/25/2019 03:24 PM	Document Attached	Document "7EB0B059-1DE9-4C0E-8700-5683CDFB4915.jpeg" was attached to the case.	Jake Ramey	
04/25/2019 03:24 PM	Document Attached	Document "9E61F832-733F-46EB-B4C4-DF8409AD505E.jpeg" was attached to the case.	Jake Ramey	
04/25/2019 03:24 PM	Document Attached	Document "F463D417-EDE5-465D-A9DB-ACF1FA0C0125.jpeg" was attached to the case.	Jake Ramey	
04/25/2019 03:24 PM	Document Attached	Document "CA7F267B-B503-496F-9169-71F0946C8835.jpeg" was attached to the case.	Jake Ramey	
04/25/2019 03:24 PM	Document Attached	Document "DA9C3DD5-D9C6-4CD5-9CB6-0D26E1439BC3.jpeg" was attached to the case.	Jake Ramey	
04/25/2019 03:24 PM	Document Attached	Document "47C45D8A-2005-4058-852B-B5BA3609B876.jpeg" was attached to the case.	Jake Ramey	
04/25/2019 03:24 PM	Document Attached	Document "A8F24E43-A09C-47E4-90F1-0C1471871180.jpeg" was attached to the case.	Jake Ramey	
04/25/2019 03:13 PM	Document Attached	Document "Inspection Report.htm" was attached to the case.	Jake Ramey	
04/25/2019 03:13 PM	Activity Update	Mobile Home Initial assigned to Jake Ramey was completed by Jake Ramey on 04/25/2019	Jake Ramey	
04/25/2019 09:50 AM	Mobile Home Initial - Activity	Activity Mobile Home Initial has been reassigned from Steven Sobeck to Jake Ramey.	Jake Ramey	
04/25/2019 09:18 AM	Mobile Home Initial - Activity	A Mobile Home Initial activity has been assigned to Steven Sobeck in the Community Development department.	Steven Sobeck	
04/17/2019 01:18 PM	Review Complete - Activity	Activity Review Complete has been reassigned from Casey Neal to Cynthia Adams.	Cynthia Adams	
04/17/2019 01:18 PM	Activity Update	Review Complete assigned to Casey Neal was completed by Cynthia Adams on 04/17/2019	Cynthia Adams	
04/17/2019 01:18 PM	Activity Update	Review Complete assigned to Casey Neal status changed from Pending to Approved by Cynthia Adams on 04/17/2019	Cynthia Adams	

04/17/2019 01:18 PM	Activity Update	Zoning and Flood Review assigned to Adam Chapman	Adam Chapman
		was completed by Adam Chapman on 04/17/2019	
04/17/2019 01:18 PM	Activity Update	Zoning and Flood Review assigned to Adam Chapman	Adam Chapman
		status changed from Pending to Approved by Adam Chapman on 04/17/2019	
04/17/2019 01:16 PM	Document Attached	Document "site plan.pdf" was attached to the case.	Cynthia Adams
04/17/2019 01:15 PM	Document Attached	Document "Permit Card - Mobile Home.htm" was attached to the case.	Cynthia Adams
04/17/2019 01:14 PM	Permit Status Updated	Permit# BMH19-000118 status was changed from Approved to Issued by Cynthia Adams	Cynthia Adams
04/17/2019 01:14 PM	Permit Status Updated	Permit# BMH19-000118 status was changed from Under Review to Approved by Cynthia Adams	Cynthia Adams
04/17/2019 01:10 PM	Document Attached	Document "Receipt.htm" was attached to the case.	Cynthia Adams
04/17/2019 01:10 PM	Payment Added	Payment of \$125.00 added to BMH19-000118 receipt #664	Cynthia Adams
04/16/2019 04:32 PM	Contact Added	Brian Sires was added to the case by Casey Neal.	Casey Neal
04/16/2019 04:32 PM	Activity Update	Application Check assigned to Casey Neal was completed by Casey Neal on 04/16/2019	Casey Neal
04/16/2019 04:32 PM	Activity Update	Application Check assigned to Casey Neal status changed from Pending to Approved by Casey Neal on 04/16/2019	Casey Neal
04/16/2019 04:31 PM	Activity deleted	A Addressing created on 04/16/2019 was deleted by Casey Neal.	Casey Neal
04/16/2019 04:26 PM	Activity deleted	A Sewer Authority Review created on 04/16/2019 was deleted by Casey Neal.	Casey Neal
04/16/2019 04:26 PM	Activity deleted	A Plan Review created on 04/16/2019 was deleted by Casey Neal.	Casey Neal
04/16/2019 04:26 PM	Activity deleted	A Plan Review created on 04/16/2019 was deleted by Casey Neal.	Casey Neal
04/16/2019 04:26 PM	Activity deleted	A Plan Review created on 04/16/2019 was deleted by Casey Neal.	Casey Neal
04/16/2019 04:25 PM	Activity deleted	A Plan Review created on 04/16/2019 was deleted by Casey Neal.	Casey Neal
04/16/2019 04:25 PM	Activity deleted	A Mobile Home Plan Review created on 04/16/2019 was deleted by Casey Neal.	Casey Neal
04/16/2019 04:25 PM	Activity deleted	A City Zoning Approval created on 04/16/2019 was deleted by Casey Neal.	Casey Neal
04/16/2019 04:22 PM	Permit Status Updated	Permit# BMH19-000118 status was changed from Online Application Received to Under Review by Casey Neal	Casey Neal
04/16/2019 04:15 PM	Document Attached	Document "Your permit application has been received.htm" was attached to the case.	W&W Mobile Home Contractor - Eddie Wright
04/16/2019 04:15 PM	Contact Added	PERFORMANCE MARKETING SYS INC was added	W&W Mobile Home

		to the case by System User.	Contractor - Eddie Wright
04/16/2019 04:15 PM	Document Attached	Document "louie stone codes paperwork 4-16-19.pdf" was attached to the case.	W&W Mobile Home Contractor - Eddie Wright
04/16/2019 04:15 PM	Application Check - Activity	A Application Check activity has been assigned to Casey Neal in the Community Development department.	W&W Mobile Home Contractor - Eddie Wright
04/16/2019 04:15 PM	Zoning and Flood Review - Activity	A Zoning and Flood Review activity has been assigned to Adam Chapman in the Community Development department.	W&W Mobile Home Contractor - Eddie Wright
04/16/2019 04:15 PM	Mobile Home Plan Review - Activity	A Mobile Home Plan Review activity has been assigned to Scott Carroll in the Community Development department.	W&W Mobile Home Contractor - Eddie Wright
04/16/2019 04:15 PM	Plan Review - Activity	A Plan Review activity has been assigned to Clint Livingston in the Oconee County Emergency Services department.	W&W Mobile Home Contractor - Eddie Wright
04/16/2019 04:15 PM	Plan Review - Activity	A Plan Review activity has been assigned to Doyle Pearson in the Roads & Bridges Department department.	W&W Mobile Home Contractor - Eddie Wright
04/16/2019 04:15 PM	Addressing - Activity	A Addressing activity has been assigned to Lisa Simmering in the Community Development department.	W&W Mobile Home Contractor - Eddie Wright
04/16/2019 04:15 PM	Review Complete - Activity	A Review Complete activity has been assigned to Casey Neal in the Community Development department.	W&W Mobile Home Contractor - Eddie Wright
04/16/2019 04:15 PM	Sewer Authority Review - Activity	A Sewer Authority Review activity has been assigned to Chris Eleazer in the Community Development department.	W&W Mobile Home Contractor - Eddie Wright
04/16/2019 04:15 PM	Plan Review - Activity	A Plan Review activity has been assigned to Chris Carter in the Westminster City department.	W&W Mobile Home Contractor - Eddie Wright
04/16/2019 04:15 PM	Plan Review - Activity	A Plan Review activity has been assigned to Clint Livingston in the Oconee County Emergency Services department.	W&W Mobile Home Contractor - Eddie Wright
04/16/2019 04:15 PM	City Zoning Approval - Activity	A City Zoning Approval activity has been assigned to Daniel Fletcher in the Walhalla City department.	W&W Mobile Home Contractor - Eddie Wright
04/16/2019 04:14 PM	Contact Added	Eddie Wright was added to the case by System User.	W&W Mobile Home Contractor - Eddie Wright

- 1) Variance request application #VA 21-009: Fant Reichert & Fogleman, Inc. is requesting a variance from the 25' setback requirement from the right-of-way to permit underground storage tanks and light poles at 1631 Sandifer Blvd. Seneca, SC 29678 (Tax ID# 222-00-02-012).



SITE AND UTILITY NOTES

1. Provide silt fence and/or other control devices, as may be required to control soil erosion during utility construction. All disturbed areas shall be cleaned, graded, and stabilized with grassing immediately after the utility installation.
2. Sanitary sewer pipe must be laid true to line and grade bells end upgrade. All service connections to be 6" pipe. Contractor to provide as-builts showing length and depth of each sewer service and distance to nearest downstream manhole.
3. Testing by a geotechnical firm shall be performed for all backfill over utility installations and fill areas in SCDOT right-of-way. The minimum required compaction shall be 95% Standard Proctor.
4. All stop bars to be 24" permanent traffic point. All stop signs to be MUTCD code R1-1.
5. All pavement markings within the driveway shall be thermoplastic material.
6. All dimensions are to face of curb.

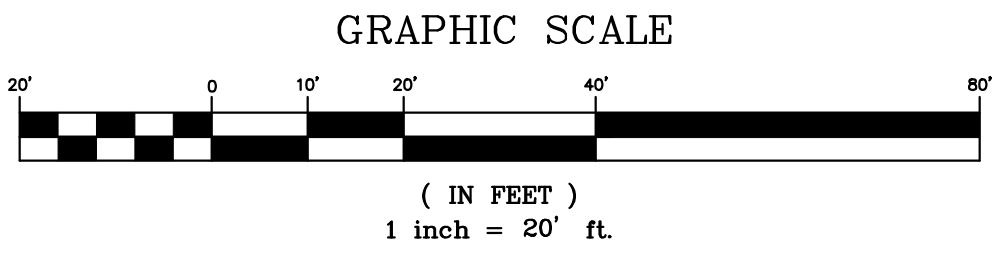
CONCRETE GENERAL NOTES

1. Concrete pavement to be 6" thick with 6x6 W2.9 x W2.9 welded wire fabric.
2. Concrete shall obtain a compressive strength of 4000 psi at 28 days. Concrete shall be poured with a slump of 2-4" and shall contain 5-7% air entrainment.
3. Moisture subgrade prior to placing concrete. Concrete shall be screeded, machine troweled, and finished to the elevation as shown on plan. Finished pavement shall receive a light broom finish. Concrete shall be properly cured using moisture or a membrane curing compound.
4. Control joints should be sawed as soon as concrete has hardened to permit sawing without excessive raveling. Control joints to be placed so maximum area with no joints is 15' x 15'. Fill all joints with an approved joint filler for exterior use after concrete has cured.
5. Concrete shall be allowed to cure 3 days before automobile traffic is permitted and 7 days before truck traffic is permitted.
6. Construction joints are to be installed whenever a concrete pour is interrupted for a period of time such that bonding between the concrete cannot be achieved.
7. All concrete work shall be done in accordance with ACI 318.

Asphalt pavement to be the following:

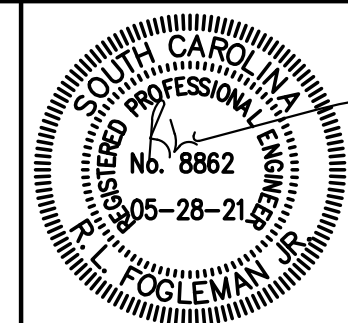
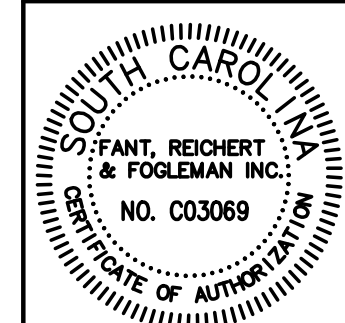
- Light Duty: 6" of macadam aggregate base course, SCDOT Section 305 and 2" compacted thickness of hot laid asphaltic concrete surface course Type 3, SCDOT Section 403. Compaction requirements for Section 305 to conform to ASTM D-698.
- Heavy Duty: 8" of macadam aggregate base course, SCDOT Section 305, 2 1/2" compacted thickness of hot laid asphaltic binder, SCDOT Section 402, and 2" compacted thickness of hot laid asphaltic concrete surface course Type 3, SCDOT Section 403. Compaction requirements for Section 305 to conform to ASTM D-698.

SCDOT HW: Use SCDOT section on sht 7 & 8.



*****CAUTION*****
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL SC 811
PALMETTO UTILITY LOCATION SERVICE



STOP-A-MINUT #34			
SITE & UTILITY PLAN			
NO.	DATE	REVISIONS	CHK. BY
1			
2			
3			
4			
5			
6			

FRF
FANT, REICHERT & FOGLEMAN, INC.
ENGINEERING & SURVEYING

25 WOODS LAKE ROAD
SUITE 705
GREENVILLE, SC 29607
PH: (864) 271-8633

SCALE: 1" = 20'	DATE: 06-02-21	PROJECT NO.
DWG. #: 3 OF 8	DWN: SZ	DES: RLF
		20234

June 22, 2021

Vivian M. Kompier, Interim Planning Director
Oconee County Planning Department
415 S. Pine Street Room 212
Walhalla, SC 29691


Re: Stop-A-Minit
Project #20234

Dear Ms. Kompier:

We have reviewed the items associated with our variance request and offer the following responses:
For clarity our responses are shown in **bold** face type.

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
This site utilizes a portion of an existing property in order to construct a new C store. A new plat will be prepared. The size and topography of the site is a given. The underground gas storage tank is not an option and will not be necessary at other sites in the area that do not sell gas. The 25' setback actually encroaches in the drive lane, and we try to keep the tanks out of the drive lane if possible. (1 in 1 out). The tanks must be accessible to the tanker trucks w/ minimum traffic disruption. The tanks are fully underground. Site Lighting is a must for client safety and must be behind the curb for safety. Again, the front setback extends well into the traffic lane onsite.
- (2) These conditions do not generally apply to other property in the vicinity;
As mentioned in #1 , these conditions are only because of the specific C store use and will not pertain to other sites in the area
- (3) Because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property
Because of the 25' front setback , these restrictions would unreasonably restrict the use of this property as required/ shown on the site plan.
- (4) The authorization of a variance will not be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance.
The Authorization of a variance allowing underground gas tanks and onsite lighting WILL NOT be of substantial detriment to adjacent uses or the public good. The character of the district will not be harmed by the granting of the requested variance.

Sincerely,
R.L. Fogleman, Jr., P.E.


FANT, REICHERT & FOGLEMAN, INC.

RLF/slr

cc: project file

Chip Fogleman

From: Chip Fogleman
Sent: Monday, June 21, 2021 4:19 PM
To: Chip Fogleman





Sent from my iPhone

Chip Fogleman

From: Chip Fogleman
Sent: Monday, June 21, 2021 4:19 PM
To: Chip Fogleman



Sent from my iPhone

Chip Fogleman

From: Chip Fogleman
Sent: Monday, June 21, 2021 4:18 PM
To: Chip Fogleman



Sent from my iPhone

Chip Fogleman

From: Chip Fogleman
Sent: Monday, June 21, 2021 4:18 PM
To: Chip Fogleman



Sent from my iPhone