



**APPROVED MINUTES
ZONING BOARD OF APPEALS
Monday, June 15, 2020
6:00 PM**

**Cayce City Hall is currently closed to the public.
Please use the following method to attend the Public Hearing:
Telephone: 1 929-205-6099
Meeting ID: 609 379 1878
Password: 847410
caycesc.gov**

I. CALL TO ORDER

The meeting was called to order by Chair Robert McLeod. Members present were Robin DiPietro, Russ Vickery, Jason Simpson, and Bob McArver. Staff present were Carroll Williamson and Monique Ocean.

II. APPROVAL OF MINUTES

Jason Simpson made a motion to approve the minutes from the February 24, 2020, meeting. Bob McArver seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Monique Ocean confirmed that the media and public has been made aware of the meeting.

IV. PUBLIC HEARING

Variance Request VA001-20

A request, by the owner, for a variance from the **Zoning Ordinance Section 6.7 Table 3 Schedule of Lot Area, Setbacks by Zoning Districts** to reduce the required minimum lot width in the RS-3 Zoning District (60 ft.) by 1 foot. The property is located at 720 Oakland Avenue (TMS 004651-07-004).

a. Opening Statement

Mr. Daniel Gooch came before the Board as the applicant and owner of the property in reference to the variance request. Mr. Gooch stated he wishes to remove the existing structure on the property. Mr Gooch stated that he would like to divide the existing parcel into 2 parcels and construct a new home on each. Carroll Williamson came before the Board to explain some aspects of the Zoning Ordinance. Mr. Williamson stated the property is located in an RS-3 zoning district and newly created lots are required to be at minimum 60 feet wide. Mr. Williamson stated the applicant is requesting the variance because the existing lot is not wide enough to meet the requirements needed to create 2 lots. Mr. Gooch stated he would like to amend his original variance request and be permitted to reduce the width of each lot by 3 feet less than the requirement. Mr. Gooch stated he had the lot surveyed and it was smaller than originally thought.

b. Public Testimony

Four individuals spoke in favor of the variance request. There was no one present to speak against the request.

c. Adjourn Public Hearing

With no further discussion, the Hearing was adjourned.

V. MOTION – Variance Request 001-20

Jason Simpson made a motion to approve the variance to divide the parcels into equal parts, thus creating 2 lots that would each be 55 feet 10 inches in width. Bob McArver seconded the motion. All were in favor.

VI. NEW BUSINESS

There was no new business.

VII. ADJOURNMENT

Russ Vickery made a motion to adjourn. Bob McArver seconded the motion. All were in favor.

**A quorum of Council may be present.
No discussion or action on the part of Council will be taken.**